

Imaged Certificate of Notice Page 1 of 4

United States Bankruptcy Court
Central District of California

In re:
Aram A. Vardanyan
Debtor

Case No. 13-36586-RK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0973-2

User: admin
Form ID: pdf042

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jun 25, 2014

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 27, 2014.

db +Aram A. Vardanyan, 750 N. Whitnall Hwy, Apt. G, Burbank, CA 91505-2956

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 27, 2014

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 25, 2014 at the address(es) listed below:

Allen A Sarkisian on behalf of Debtor Aram A. Vardanyan salmast@hotmail.com
Heide Kurtz (TR) trustee@hkurtzco.com, ca45@ecfcbis.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

TOTAL: 3

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Allen A. Sarkisian, Esq. (SBN: 228409) LAW OFFICES OF ALLEN A. SARKISIAN, APLC 520 East Broadway, Suite 203 Glendale, CA 91205</p> <p>Tel: (818) 291-0047 Fax: (818) 291-0049 Email: salmast@hotmail.com</p> <p><input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Movant, Aram A. Vardanyan</i></p>		<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"><p>FILED & ENTERED</p><div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 150px;"><p>JUN 25 2014</p></div><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY gae DEPUTY CLERK</p></div>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – <u>LOS ANGELES</u> DIVISION</p>			
<p>In re:</p> <p>ARAM A. VARDANYAN</p> <p>Debtor(s).</p>		<p>CASE NO.: 2:13-bk-36586-RK</p> <p>CHAPTER: 7</p>	
		<p>ORDER <input checked="" type="checkbox"/> GRANTING <input type="checkbox"/> DENYING MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f) (REAL PROPERTY)</p>	
		<p><input checked="" type="checkbox"/> No hearing held <input type="checkbox"/> Hearing held Date: Time: Courtroom: Place:</p>	
<p>Creditor Holding Lien to be Avoided (<i>name</i>): Fidelity Recovery, LLC</p>			

The Motion was: ☐ Opposed ☒ Unopposed ☐ Settled by stipulation

Pursuant to 11 U.S.C. § 522(f), Debtor moved to avoid a judicial lien on real property claimed to be exempt. The court finds and orders as follows:

1. ☒ Notice of this Motion complied with LBR 9013-1(d).
2. ☒ Notice of this Motion complied with LBR 9013-1(o).
 - a. ☒ There was no opposition and request for hearing.
 - b. ☐ Hearing requested and held as indicated in the caption.

3. The real property to which this order applies is as follows:

a. Street address (*specify*):

750 N. Whitnall Hwy., Apt. G, Burbank, CA 91505.

b. Legal description (*specify*):

☐ See attached page

Tract No: 38470 Abbreviated Description: CITY: REGION/CLUSTER: 03/03496 SUBD: WHITNALL
VILLAS TR#: 38470 *TR=38470 CONDOMINIUM*UNIT 1 City/Muni/Twp: REGION/CLUSTER:
03/03496

APN: 2480-017-029

4. Recording information regarding lien to be avoided:

a. Date of recordation of lien (*specify*): 03/19/2009.

b. Recorder's instrument number or map/book/page number (*specify*):

20090395821

5. ☒ Motion granted:

a. ☒ The judicial lien sought to be avoided impairs an exemption to which Debtor would otherwise be entitled under 11 U.S.C. § 522(d)

b. ☒ The judicial lien is hereby declared void and unenforceable:

(1) ☒ In its entirety

(2) ☐ In the following amount *only*: \$ ____ The balance of \$ ____ remains a valid and enforceable lien against the property.

6. ☐ Motion denied on the following grounds: ☐ with prejudice ☐ without prejudice

a. ☐ Insufficient notice

b. ☐ Insufficient evidence of the exempt status of the property in question

c. ☐ Failure to comply with FRBP 7004(b)(3) or FRBP 7004(h).

d. ☐ Insufficient evidence of fair market value.

e. ☐ Motion is incomplete.

f. ☐ Other (*specify*):

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7. ☐ The court further orders as follows (*specify*):
☐ See attached page

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Date: June 25, 2014



Robert Kwan
United States Bankruptcy Judge